

DRAWING NUMBER
3535
SAVOI PRODUCTS • NEW HOPE, MINNESOTA
RECEIVED BY PART NUMBER 1001

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PROPERTY SURVEY FOR THE
JACK WARR MINOR SUBDIVISION
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 WEST
UINTAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF PARCEL

Commencing at the Northeast Corner of Section 11, Township 3 South, Range 2 West of the Uintah Special Base and Meridian;
Thence South 89°48'45" West 111.66 feet along the North line of the Northeast Quarter of the Northeast Quarter of said Section to the TRUE POINT OF BEGINNING;
Thence South 89°48'45" West 158.60 feet along said North line;
Thence South 00°00'00" East 276.90 feet;
Thence North 90°00'00" East 149.37 feet to the West right-of-way line of U.S. Highway 40;
Thence North 05°33'14" East 100.03 feet along said right-of-way line to the TRUE POINT OF BEGINNING;
Thence North 00°08'37" West 177.86 feet along said right-of-way line to the TRUE POINT OF BEGINNING, containing 1.00 acres. Said parcel being subject to that portion being used as County Road right-of-way.

OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels of land shown hereon, having caused the same to be subdivided into the parcels and right-of-way easement as shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

| Landowner's Signatures | Print Name | Date Acknowledged to Notary | Notary's Initials |
|------------------------|------------|-----------------------------|-------------------|
| | | | |
| | | | |

ACKNOWLEDGMENT

State of _____ }
County of _____ } SS
On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.
My commission expires _____
Notary Public _____

LEGEND AND NOTES

- SET 5/8"x24" REBAR WITH CAP STAMPED ALLRED SURVEYING AT PROPERTY CORNER
- FOUND FENCE CORNER POST
- ◇ FOUND EXISTING MONUMENT AT 1/16 CORNER AS NOTED
- ▲ FOUND "T" POSTS
- ⊙ FOUND UDOT MONUMENT SPIKES
- EXISTING FENCES

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM AND PROCEDURES AND EQUIPMENT.

THE BASIS OF BEARINGS IS GEODETIC NORTH DERIVED FROM G.P.S. OBSERVATIONS AT THE CORNER OF SECTIONS 1, 2, 11, AND 12 LOCATED AT LAT: 40°14'38.59001" N AND LONG: 110°04'02.34164" W USING THE UTAH STATE G.P.S. VIRTUAL REFERENCE STATION CONTROL NETWORK MAINTAINED AND OPERATED BY THE AUTOMATED GEOGRAPHIC REFERENCE CENTER.

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE
THIS _____ DAY OF _____ OF 20____

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON
THIS _____ DAY OF _____ OF 20____

MICHAEL HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



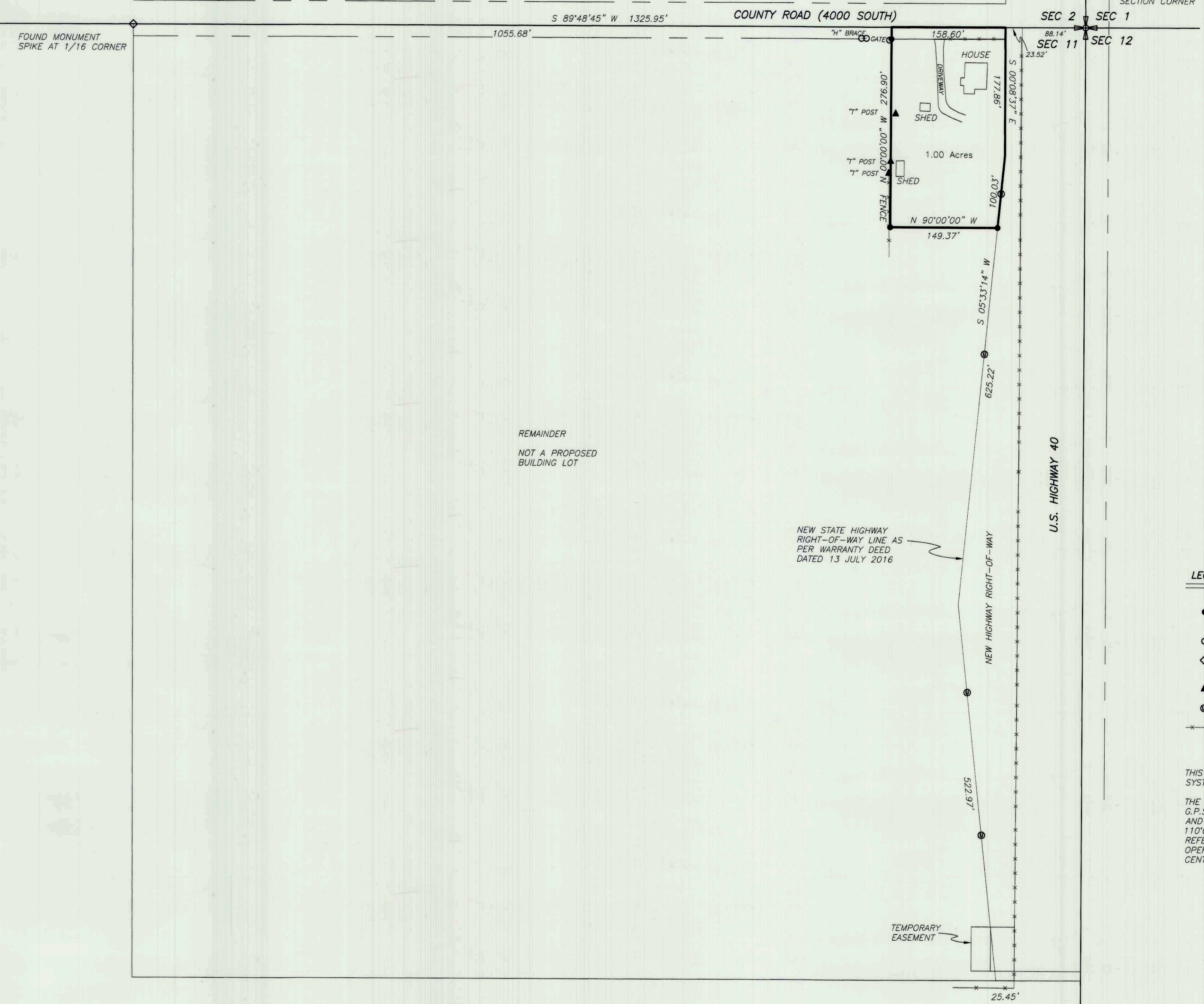
Jerry D. Allred, Professional Land Surveyor,
Certificate 148951 (Utah)

DUCHESNE COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESNE } SS
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE ON
THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M, AND IS DULY RECORDED.
FILING NO. _____
COUNTY RECORDER _____

COUNTY SURVEYOR'S FILE # **3535**
JERRY D. ALLRED & ASSOCIATES, INC.
SURVEYING CONSULTANTS
1235 NORTH 700 EAST - P.O. BOX 975
DUCHESNE, UTAH 84021
(435) 738-5352

1 MAR 2017 16-100-049



NARRATIVE AND NOTES

This survey was performed at the request of Jack Warr for the purpose of subdividing a part of Section 11 as shown on this plat. This section was originally surveyed by the General Land Office using the "three-mile" method of subdivision during which sixteenth corners were set. A search was made to locate the monuments marking these PLSS corners and the results are shown on the plat. The Utah Department of Transportation has acquired additional right-of-way along the East side of the property as shown on the plat for widening of U.S. Highway 40.

The description of the property acquired by UDOT was plotted on the plat to define the East boundary line of the minor subdivision lot. Several monument spikes set by UDOT were found along this line and are shown on the plat.